

July 21, 2004

Project No. 044-03025

Ms. Tambi Heyden Planning and Neighborhood Services Director 455 East Calaveras Boulevard Milpitas, California 95035

RE:

Current Status of Environmental Conditions Scott Property/Handcraft Tile, Inc. 1696 South Main Street Milpitas, California

Dear Ms. Heyden,

In accordance with a request by Mr. Milo Terzich of USA Properties Fund, Inc. (USA), Krazan prepared this letter to summarize the current conditions and circumstances regarding environmental issues at the referenced property. The comments in this letter address Krazan's Conclusions/Opinions presented in Krazan's October 2, 2003 report titled *Phase I Environmental Site Assessment, Scott Property, 1696 South Main Street, Milpitas, California,* and Krazan's October 14, 2003 report titled, *Preliminary Results and Findings, Phase II Environmental Site Assessment, Scott Property, 1696 South Main Street, Milpitas, California.* 

Condensed versions of Krazan's Conclusions/Opinions from the Phase I report are presented below followed by comments related to the current status.

1. Files associated with the State of California Department of Toxic Substances Control (DTSC) indicate that the Scott property was contaminated by hazardous concentrations of lead. As of 1989, the DTSC had issued a "no further action" designation and closed the site. Krazan was concerned as to whether DTSC-stipulated cleanup levels would be conducive to property redevelopment and recommended sampling of soil and groundwater.

#### Krazan's Comments:

As noted below, during September 2003, Krazan sampled the soil at the Scott property and found that several areas contained potentially hazardous concentrations of lead. Groundwater samples did not contain detectable lead. Currently, the DTSC is in the process of reviewing draft documents which will be used as guidelines for the pending property remediation. The documents include a Remediation Action Workplan and a Community Profile. The goal of the remediation is to allow the development of the Scott property for residential purposes without any deed restrictions.

2. Files associated with the Santa Clara Valley Water District (SCVWD) indicate that the Scott property is located north of and down-gradient of five properties known to have released gasoline petroleum hydrocarbon constituents from leaking underground storage tanks (LUST).

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Krazan's Comments:

Given the lateral distance from the LUST sites, it is unlikely that any PHCs would have migrated in groundwater such that groundwater underlying the Scott property would be contaminated with PHCs. As noted below, groundwater samples collected by Krazan during September 2003 did not contain PHCs. It appears that there are no threats to the groundwater underlying the Scott property posed by PHCs from off-site properties.

3. Three pole-mounted electrical transformers were observed on the Scott property and it was unknown if the transformers contained polychlorinated biphenyl fluids.

Krazan's Comments:

The relocation of utility poles which have electrical transformers is a routine activity for redevelopment of a property. USA's construction contractor will attend to issues associated with the three transformers with coordination with the Pacific Gas & Electric Company.

4. It was unknown if the on-site structure contained asbestos containing building materials. Krazan conducted an asbestos survey of the structure and the results will be used in conjunction with pending structure demolition.

Review of Krazan's Phase II report indicates that some of the soil in the eastern and southern portions of the Scott property contained concentrations of lead that would be deemed hazardous by the State of California. In addition, samples of groundwater and soil vapor indicated that PHCs were not present in groundwater or soil vapor and that lead was not detected in the groundwater.

Krazan's Comments:

As discussed above, the DTSC is overseeing the remediation of the soil containing lead and that the successful remediation of the property will remove the potential for adverse circumstances posed to human health and the environment.

If you have any questions please contact Krazan or Mr. Terzich at USA.

Respectfully\_Submitted: KRAZAN & ASSOCIATES, INC.

Arthur H. Morrill Registered Geologist No. 5383

AHM/awf



July 21, 2004

Project No. 044-03003

Ms. Tambi Heyden Planning and Neighborhood Services Director 455 East Calaveras Boulevard Milpitas, California 95035

RE:

Current Status of Environmental Conditions Frost Property/All-Cal Trucking 75 East Montague Expressway Milpitas, California

Dear Ms. Heyden,

In accordance with a request by Mr. Milo Terzich of USA Properties Fund, Inc. (USA), Krazan prepared this letter to summarize the current conditions and circumstances regarding environmental issues at the referenced property. The comments in this letter address Krazan's Conclusions/Opinions presented in Krazan's April 17, 2003 report titled *Phase I Environmental Site Assessment, Proposed Milpitas Senior Apartments, ISE East Montague Expressway, Milpitas, California,* and Krazan's September 18, 2003 report titled, *Site Assessment and Screening Risk Assessment, Proposed Milpitas Senior Apartments, 75 East Montague Expressway, Milpitas, California.* 

Condensed versions of Krazan's Conclusions/Opinions from the Phase I report are presented below followed by comments related to the current status.

 Krazan's review of records at the Santa Clara Valley Water District (SCVWD) indicates that one 10,000-gallon diesel underground storage tank (UST), one 8,000-gallon diesel UST, and one 550gallon gasoline UST were removed from the subject site in the late 1980s and the early 1990s. The SCVWD granted closure for the removal of the three USTs on August 2, 1999. Groundwater monitoring wells MW-1, MW-2, MW-3, MW-4 and MW-5 were observed to be present on-site during Krazan's February 12, 2003 site reconnaissance.

#### Krazan's Comment:

These three USTs have been removed by Frost and each UST has been "closed" by the SCVWD. The four groundwater monitoring wells were properly destroyed by Frost and the wells are "closed" by the SCVWD.

2. Krazan's review of SCVWD records for the western adjacent Shell Gasoline Service Station (Shell) indicated that groundwater contamination exists beneath the northwestern portion of the subject site as a result of former leaking USTs at Shell. A groundwater extraction and treatment (GWET) system

has been operated at the Shell facility and for the subject site groundwater contamination since December 2000. A soil vapor extraction and treatment (SVET) system has been operated at the Shell facility since November 2001. A 2002 Shell report indicates that the GWET system is effectively controlling migration of the MTBE plume. A new groundwater treatment system identified as BioGAC will be installed at the Shell facility during the first quarter of 2003 and that the GWET and SVET systems will be continued to operate with quarterly sampling continuing into 2003.

A 2000 soil investigation conducted within the northwestern portion of the subject site by the IT Corporation, indicates that the lateral and vertical extent of MTBE impacts have been adequately defined except for the on-site area adjacent to the northeastern corner of the Shell facility where MTBE has been detected at 27,000 ppm.

#### Krazan's Comment:

Based on the results of Krazan's Phase II groundwater sampling, it appears that the remedial systems associated with the Shell station do not appear to be as efficient as reported by Shell. The issue of the elevated concentrations of gasoline petroleum hydrocarbon constituents (PHCs) in groundwater was presented to the SCVWD. The SCVWD responded with a June 20, 2004 letter in which they noted residual contamination in soil and groundwater and "requires 'No Further Action' for further investigation and cleanup of residual petroleum hydrocarbons at the site, at this time."

3. An 8,000-gallon diesel UST was removed from the eastern portion of the subject site in November 2002.

#### Krazan's Comment:

This fourth UST formerly operated by Frost has been removed and has been "closed" by the SCVWD.

4. A steam-wash station and oil-water separator were located along the southeastern subject site boundary. The condition of the subsurface soil beneath the oil-water separator is unknown at this time.

#### Krazan's Comment:

Based on Krazan's Phase II ESA, groundwater underlying the steam-wash station and oil-water separator has been significantly impacted by gasoline PHCs. However, as noted in previous reports, the source of these gasoline PHCs does not appear to be the oil-water separator. The source of the impacted groundwater appears to be USTs which were formerly located east of the Frost property. Frost removed the steam-wash station and the oil-water separator, excavated impacted soils from beneath the separator, and received "closure" from the SCVWD.

5. According to Santa Clara County Department of Environmental Health (SCCDEH) records, a SCCDEH inspection report dated March 1999 indicated that violations were issued to Mr. Frost for improper waste oil storage. Additionally, disposal records for waste oil, used filters and waste solvent were not available for SCCDEH's review. Furthermore, the SCCDEH observed waste oil-contaminated soil on the ground surface adjacent to the waste oil secondary containment. However, a notation of the proper removal of the waste oil contamination is documented in the SCCDEH inspection report. During Krazan's February 12, 2003 site reconnaissance, no evidence of staining or waste oil spills were observed adjacent to the on-site waste oil drum secondary containment.

#### Krazan's Comment:

As noted above, Krazan did not observe any evidence of stains or spills. There do not appear to be any discernable environmental impairments associated with this portion of the subject site.

6. According to Mr. Frost, no subsurface hydraulic hoists are currently or have been historically associated with the subject site.

#### Krazan's Comment:

Krazan observed no evidence that indicated that subsurface hydraulic hoists were present at the subject site. There do not appear to be any environmental issues related to subsurface hoists.

7. Mr. Frost indicated that he is not aware of any written access agreements with Shell for the installation and ongoing monitoring of the on-site groundwater monitoring wells. Mr. Frost indicated that access to the subject site has been conducted through a verbal agreement with Shell.

#### Krazan's Comment:

The issue of access agreements with Shell appear moot as Frost informed Shell of his intention to destroy the wells and subsequently did destroy the wells.

8. As of the date of Krazan's Phase I ESA report, a 50-Year Chain-of-Title for the subject site has not been provided to Krazan for review.

### Krazan's Comment:

Based on review of the 50-year Chain-of-Title report provided by USA, Krazan found no evidence of environmental deed restrictions or environmental protection liens and no indication that the subject site has been subject to any "cleanup" orders imposed by any regulatory agencies pursuant to the Comprehensive Environmental Response and Liability Act (CERCLA). In addition, the subject site did not appear to have been owned by entities, such as petroleum product purveyors, or industrial manufacturers, which would suggest an obvious potential for environmental impairments.

9. Two pole-mounted electrical transformers were observed on the subject site. It is unknown if the two on-site transformers contain polychlorinated biphenyl (PCB) fluids. The Pacific Gas & Electric (PG&E) Company is the owner of the on-site transformers. PG&E should be contacted if the transformers are to be tested for PCB fluids or removed prior to the redevelopment of the subject site.

#### Krazan's Comment:

The relocation of utility poles which have electrical transformers is a routine activity for redevelopment of a property. USA's construction contractor will attend to issues associated with the three transformers with coordination with the Pacific Gas & Electric Company.

Conclusions presented in Krazan's September 18, 2003 report were based on the results and findings of the May and September 2003 site assessments and are presented below followed by comments related to the current status.

1. Interbedded silty sands and clayey sands and sandy silts with occasional thin layers of fine-grained

regulatory agencies would prefer that access to the Northwestern Area be granted for the construction of replacement and/or additional groundwater extractor wells and pipelines.

#### Krazan's Comment:

These two groundwater monitoring wells and two other monitoring wells in the Southeastern Area were properly destroyed by Mr. Frost with a SCVWD permit on February 27, 2003.

6. Based on the anticipated future site us as a residential development, and considering the quantitative exposure assessment herein, it appears that the risk to human health posed by the PHCs in soil is acceptable if engineering controls (vapor barrier consisting of plastic sheeting) can be installed to mitigate the potential exposure to volatile PHCs within indoor air. In general, the groundwater exposure pathway was not found to be complete (assuming drinking water is to be supplied from municipal, not on-site groundwater sources). The baseline carcinogenic risks are below their respective risk limits. The baseline toxic effects of hazard quotient and hazard index exceed their applicable limits of the indoor and outdoor air exposure pathway. A health and safety plan should be prepared for construction workers if the site redevelopment results in excavations deeper then nine feet

#### Krazan's Comment:

The SCVWD's June 30, 2004 letter includes the following statements:

"We do note that residual contamination in soil and groundwater remains at the site and that there may be areas that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or the installation of water wells. Therefore, the impact of the disturbance of any residual contamination or the installation of a water well in the vicinity of the residual contamination shall be assessed and appropriate action taken so that there is no significant impact to human health, safety, or the environment. This could necessitate additional sampling, health risk assessment, and mitigation measures. The District, City of Milpitas Department of Environmental Health and the appropriate planning and building department shall be notified prior to any changes in land use, grading activities, excavation, and installation of water wells. This notification shall include a statement that residual contamination exists on the property and list all mitigation actions, if any, necessary to ensure compliance with this site management requirement. The levels of residual contamination and any associated site risks are expected to reduce with time."

It is Krazan's understanding that USA intends to comply with the statements and directives in the SCVWD's June 30, 2004 letter.

If you have any questions please contact Krazan or Mr. Terzich at USA.

Respectfully Submitted: KRAZAN & ASSOCIATES, INC.

Arthur H. Morrill Registered Geologist No. 5383

AHM/awf



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It is Krazan's understanding that USA intends to comply with the statements and directives in the SCVWD's June 30, 2004 letter.

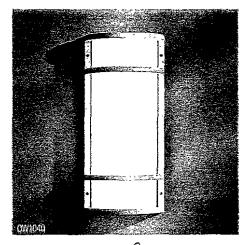
If you have any questions please contact Krazan or Mr. Terzich at USA.

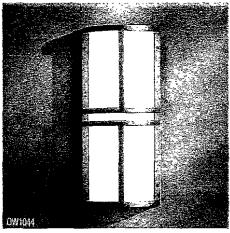
Respectfully Submitted: KRAZAN & ASSOCIATES, INC.

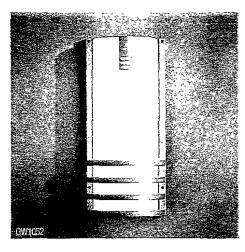
Arthur H. Morrill Registered Geologist No. 5383

AHM/awf

# SK. SLDG, LIGHT HYTHURES. (INTERLION)



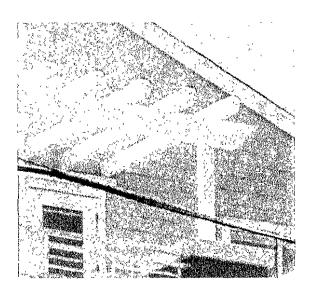


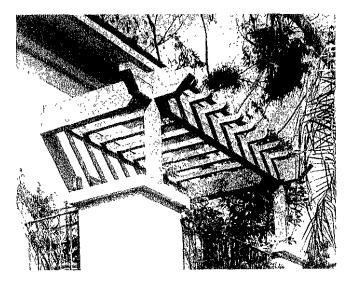


COLONNADE	_		SPECIFIED MICDEL MUMBER
	NOTES	DIMENSIONS MINTS BASE W H D CENTER MOD	
MC W	MHITE 4CRYLIC DIFFUSER FLUORESCENT LAMPING INCREASES "D" DIMENSION	7-1/4" 16" 4-1/2" 5" <b>CW1</b> 184mm 409mm 114nm; 203mm	1048 -20F13 -P7, VS -2140
	3Y 7/8"	9-1/4" 20-1/4" 5-1/2" 10" <b>DW1</b> . 235mm 514mm 140mm 254mm.	-30F13 -2N75
	WHITE ACRYLIG DIFFUSER FLUCRESCENT LAMPING INCREASES "D" DAMEISTON	7-1/4" 16" 4-1-2" 5" <b>GW1</b> 184mm 406mm 114mm 203mm	/1044 2CF13 -°T VG -2Y4C
	BY 7-8"	9-144* 20-174" 5-1,72 10" <b>0W1</b> 235mm 514mm 140mm 254mm	11046 -3GF13 -2°V75
	WHITE ACRYLIC DIFFUSER FLUORESCENT LAMPING	7-1/4" 15" 4-112" 8" <b>OW1</b> 184mm 406mm 174mm 208mm	<b>11048</b> -20F13 -PT V3 -2140
	INCREASES "D" DIMENSION BY 7/8"	9-1/4° 20-1′4′ 5-1/2′ 10″ <b>9W1</b> 235rrm 514arm 148rm, 254rm	-30F13 -2N75
	WHITE ACRYLIC DIFFUSER	7-1/4" 16" 4-1"2" 8" <b>0W1</b> 184mm 406mm 114mm 203mm	M052 -20F13 -PT, YG -2140
	FLUORESCENT LAMPING INCREASES "D" D"MENSION	0.442 00.444 0.404 40	MNT3 00540
	BY 7/6"	9-1/4" 20-1/4" 5-1/2" 10" <b>OW1</b> 235mm 514cm 140cm 254mm	71054 -30F13 -2N75

	SPECIFICATIONS	PHOTOMETRICS	FINISHES	OPTIONS
LAMPING	Contact local representative for lamp specifications	Applications assistance available	PT Painted	Verify availability of options selected
			10	ATTENDED TO THE PARTY OF THE PA

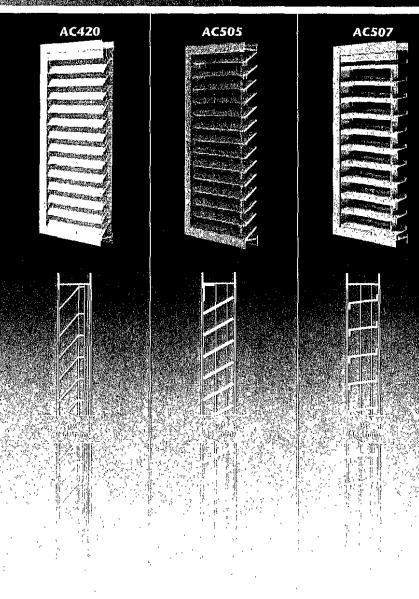






The above photos are of others existing buildings to illustrate the design intent for the proposed trellis at Milpitas Senior Housing. The proposed trellis will be white.





Louver Type:	AC420	AC505	AC507
Material:	Extruded Aluminum (Alloy 6063-T5)	Extruded Aluminum (Alioy 6063-T5)	Extruded Aluminum (Alloy 6063-T5)
Stationary Blade	: <b>0.050</b> " (1.27mm)	0.125" (3.18mm)	0.081" (2.06mm)
Frame:	0.063" (1.60mm)	0.063" (1.60mm)	0.063" (1.60mm)
Louver Depth:	<b>1</b> ½" (38.1 mm)	1½" (38.1mm)	1½" (38.1mm)
Blade Angle:	48°	30"	7"
Test Standard:			
Free Area – 4' x 4' Unit:	<b>8.59 sq. ft.</b> (0.798 sq m)	<b>10.92 sq. ft.</b> (1.014 sq m)	<b>11.07 sq. ft.</b> (1.028 sq m)
Percent Free Are	a: 54%	68%	69%
Beginning Point of Water Penetration – 0.01 oz./sq. ft. Free Area:	N/A	N/A	340 FPM (104 m/min) 3,764 CFM (107 m <sup>1</sup> /min) 0.02" H <sub>2</sub> O

(0.005 kPa)

## **Extruded Aluminum** Narrow Profile Louvers

Narrow profile air conditioning grilles provide ultra-high free area for applications where maximum intake or exhaust air is required and weather protection is not a principal concern. Light in weight, each design can be supplied with a hinge arrangement for use as sun or vision screens. All are available with standard visible mullions and continuous blade design.



#### Recommended Specification:

Recommended Specification:
Furnish and install Narrow Profile Lower Type AC507 as designed and manufactured by The AIROLITE Company, Marietta, Ohio USA, Louvers shall be constructed entirely of extruded aluminum, alloy 6063-T5. Blades shall be minimum 0.081" (2.06mm) wall thickness. Frames shall be minimum 0.063" (3.60mm) wall thickness. Louver assemblies shall be 1½" (38.1mm) deep with 7 degree stationary blades, Each louver shall be fitted with ½" (12.7mm) mesh x 0.063" (3.60mm) diameter aluminum bird screen in non-rewirable U-shaped frames for permanently securing screen mesh.

Screen mesh.

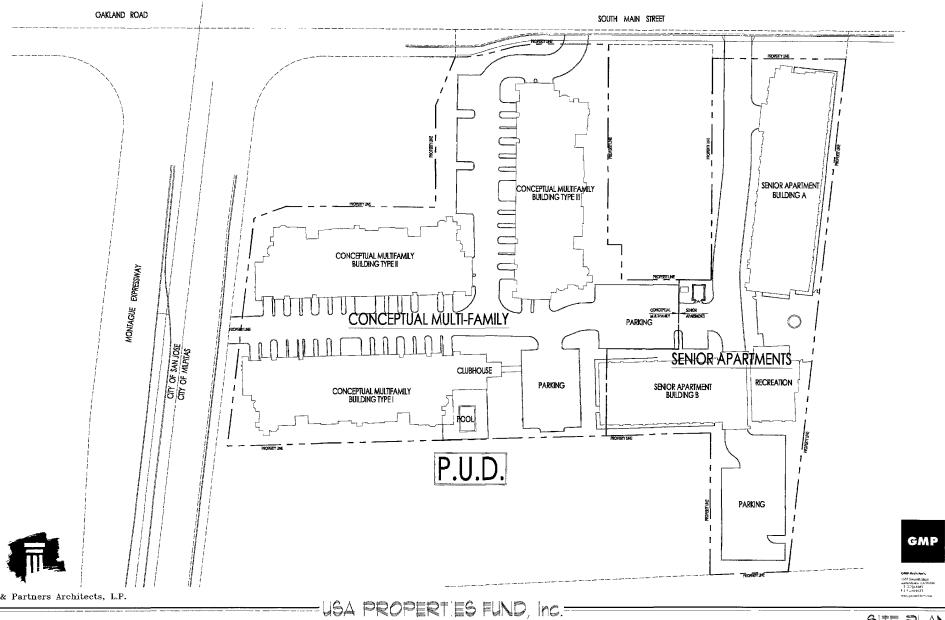
Blades shall be joined to each jamb frame and vertical stilfening member with two fillet welds each 1" (25.4mm) long produced with the Pulsed Gas Metal Arc Welding process (GMAW/MIG) with a minimum 0.125" (3.18mm) throat. Frames shall be joined at each corner with full-length GMAW fillet welds with a minimum 0.125" (3.18mm) throat. Manufacturer shall submit theoretical calculations prepared by a" professional engineer specializing in the application of welding technology demonstrating that each weld will withstand minimum 526 pounds of force in shear.

Louvers shall be factory primed and FINISHED-AFTER-ASSEMBLY with a Kynar 500° (PVF<sub>2</sub>) resin coating in a color selected from the manufacturer's standard color chart. Primer and Kynar resin coating shall be oven baked at 450°F in accordance with the coating manufacturer's

Manufacturer shall submit performance data derived in accordance with AMCA Standard 500-L-99 on a 4' x 4' (1.22 m x 1.22 m) unit demonstrating that it provides a minimum of 11.07 square feet (1.028 sq m) of free area and shall intake 340 FPM (104 m/min) free area velocity at a static pressure drop not exceeding 0.02" H<sub>2</sub>O (0.005 kPa) per AMCA Standard 500-L-99. Water penetration shall not exceed 0.01 ounces of water per square foot of free area at a velocity of 340 FPM (104 m/min) when tested for 15 minutes per AMCA Standard 500-L-99.



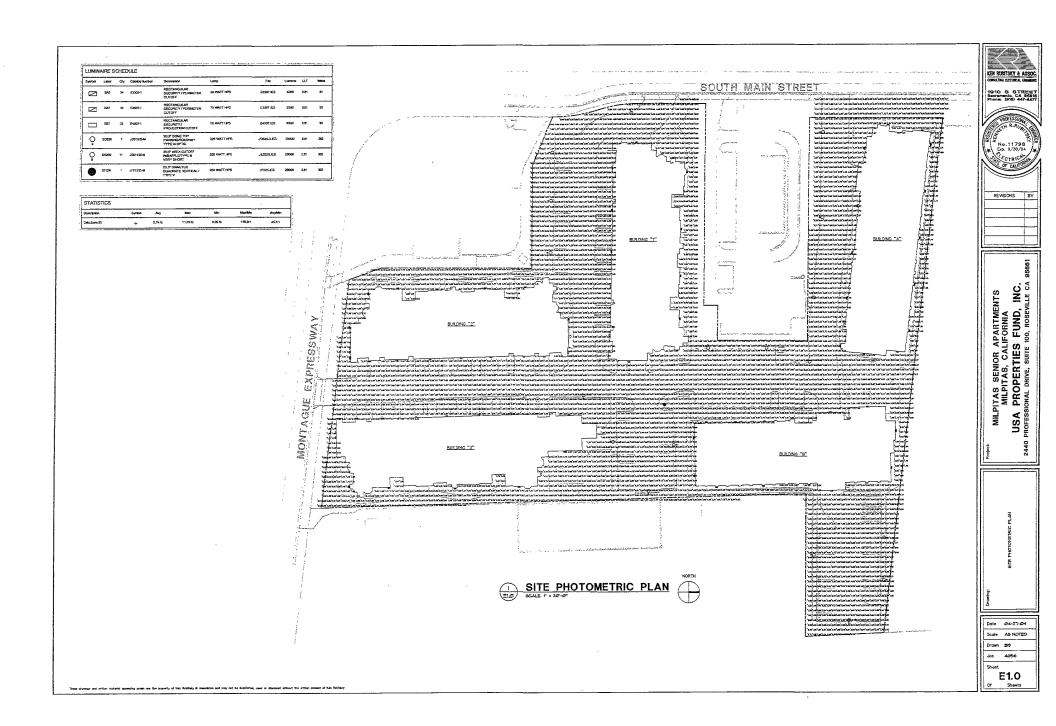
Telephone 740 373 7676 Fax 740 373 6666 http://www.airolite.com

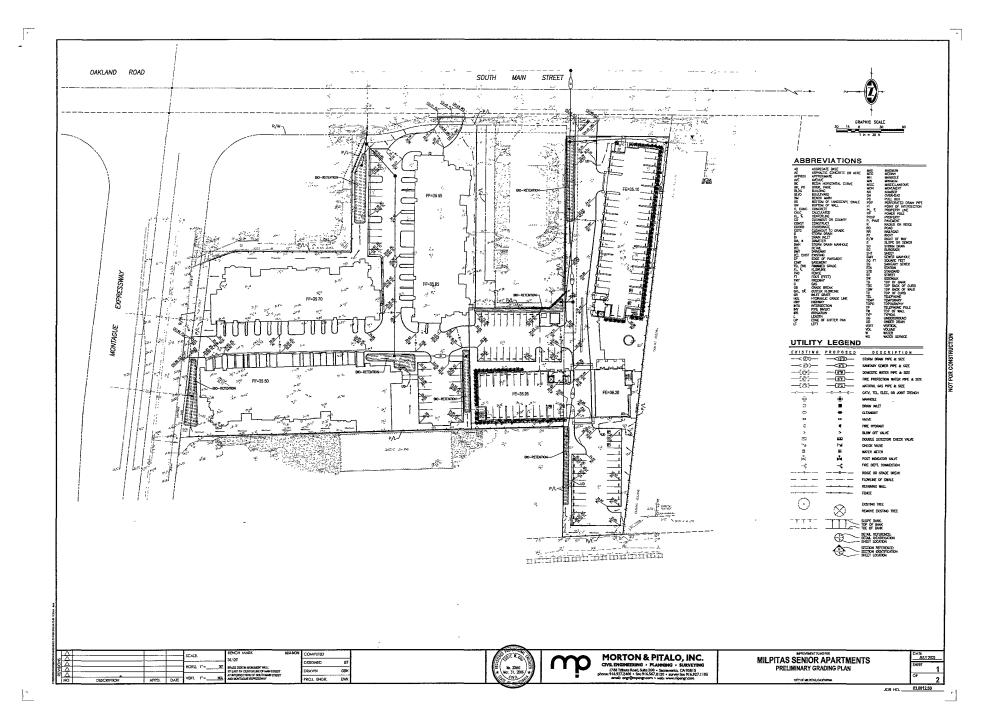


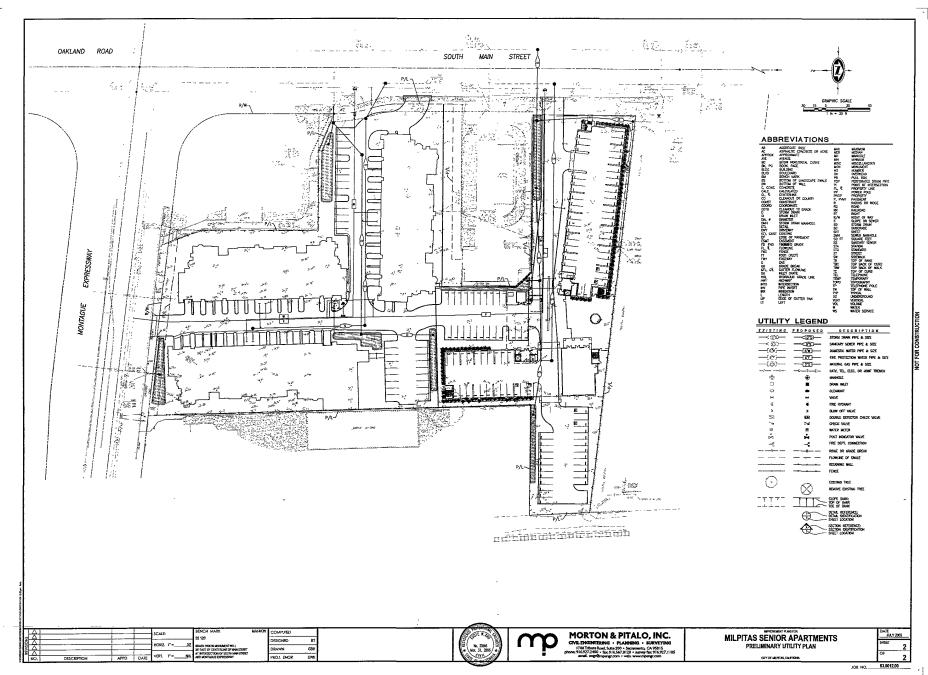
Humphreys & Partners Architects, L.P.

MILPITAS, CALIFORNIA

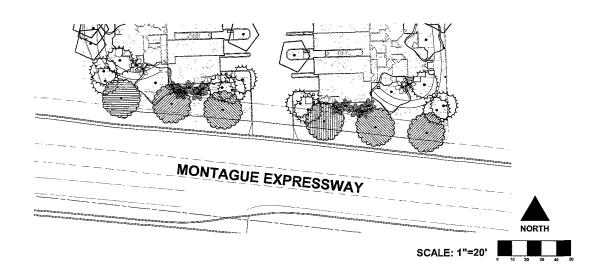
SITE PLAN SCALE: I"=30"

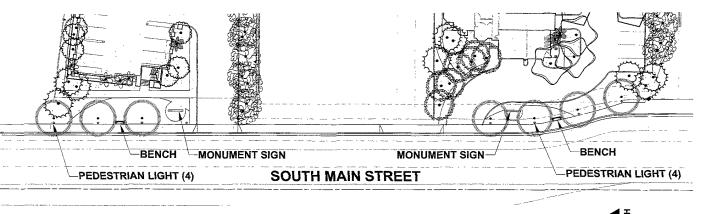






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**STREETSCAPES** 





-040	TREES	SiZE	5 YEARS	MATURE
<del> </del>	Eucalyptus atriodora Lemon-Scented Gum	15 gal	15x6	40x15' (10yrs)
<u>~</u> ~	Ficus microcarpa 'Green Gem' , Indian Laurel Fig	15 gal	12'x8'	305/20" (15yrs)
₩ <u></u>	Geijera parviflora Australian Willow	15 gal	10x6"	18x10" (10yrs)
<u> </u>	Grikgo bioba Grikgo Tree	24" box	15x12'	40x30" (30yrs)
$\sim$	Jacaranda acutifolia Jacaranda	15 gal	18'x12'	25%20' (15yrs)
	Linodendron tulipifera Tulip Tree	15 gai	15'x10'	35x20* (20yrs)
	Maytenus boana Mayten Tree	15 gai	12'x5'	20x15 (20yrs)
	Pinus cananensis Canary Island Pine	15 gal	20x10	40x18' (20yrs)
1.7	Sapium sebiferumChinese Tailow Tree	15 gai	20x15	30x20' (15yrs)
~{.٦—	Ulmus pervifolia Chinese ⊕m	15 gal	20x15	30x30' (15yrs)
$\sim$				

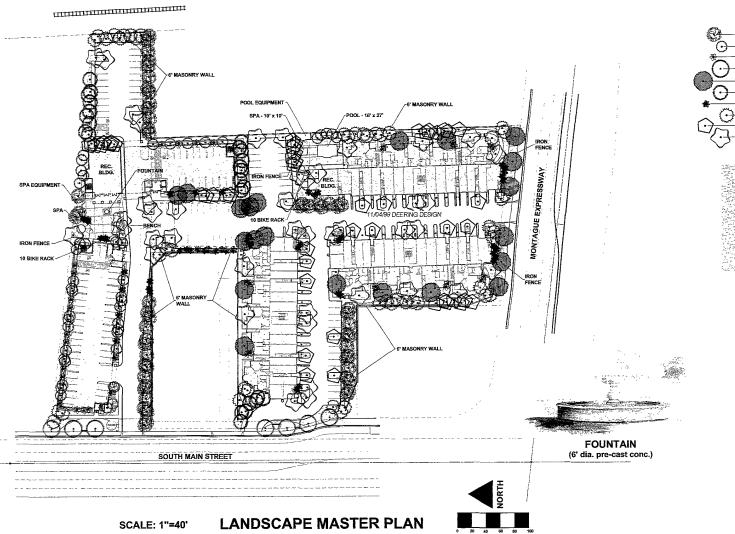
	SHRUBS AND GROUND COVERS		SIZE
TES:	Cistus purpureus	Orchid Rockrose	5 gal
3733°	Coprosma kirkii	Creeping Coprosma	1 gal
12 32	Coprosma kirkii	Mirror Plant	5 gal
			1 gal
1000	Elaeagnus pungens	Silverberry	5 gal
1	Hemerocaliis Hybrids	Daylily	1gai
			5 gai
-	Iris Bearded Hybrids	Bearded Iris	1 gal
	Lmonium perezii	Statice	1 gal
123	Lonicera iaponica 'Halkana'	Halis Honeysuckle	1 gai
e Gran	Hypencum mosenarum  Iris Bearded Hybrids.  Limonium perezi  Lonicera ipponoa "Halikena"  Myrtus communis "Compacta  Prinomium tensix  Pritosporum tenulfolium	True Myrtle	5 gal
3 - 7,3	Phormium tenex	New Zesiand Flax	5 qal
191	Pittosporum tenuifolium	Pittosporum	5 gai
2 -	Pritosporum tobira 'Vanegata'	Variedated Pittosporum	5 oral
e filid	Punica granatum 'Nana'	Dwarf Pomegranate	5 gal
44	Resmarinus officinalis 'Prostratus'	Rosemany	1 gal
200	Punica granatum 'Nana'.  Resmainus officinalis 'Prostratus'  Tetrapanax papyrifera,	Rice Paper Plant	5 gel
- 1	Vinca major	Periwinkle	1 gal
	146	Decomes Duck Masteria	= ont

APRIL 18, 2004



MILPITAS MULTI - FAMILY & SENIOR APARTMENTS CITY OF MILPITAS, CALIFORNIA



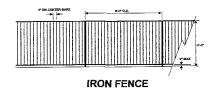


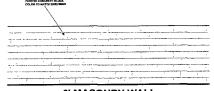
#### PLANT MATERIALS

	TREES	SIZE	5 YEAF	RS	MATURE
<b>8</b>	- Sucalyptus citriodora	. Lemon-Scented Gum	15 gal	15'x6"	40x15 (10yrs)
~~~	- Ficus microcarpa "Green Gern"	Indian Laurel Fig	15 gal	12 <b>1</b> x8′	30x20 (15yrs)
***	Geijera parviflora	. Australian Willow	15 gai	10x6'	18x10' (10yrs)
(· <del>)</del> —	Ginkgo biloba	. Ginkgo Tree	24" box	15x12	40530' (30yrs)
$\sim$	- Jacaranda acutifolia	. Jacaranda	15 gal	18x12	25x20' (15yrs)
0	- Uriodendron tulipifera	. Tulip Tree	15 gal	15'x10'	35x20' (20yrs)
	- Maytenus boana	. Mayten Tree	15 gal	12'x5'	20x15 (20yrs)
	- Pinus cananensis	Canary Island Pine	15 gai	20x10	40'x16" (20yrs)
	Sapium sebiferum	. Chinese Tallow Tree	15 gal	20x15	305/20" (15yrs)
	Ulmus parvifotia	. Chinese Eim	15 gal	20x15	30x30' (15yrs)
$\checkmark$	DI MINIS AND ODGI BID COM	mae			6175

	0.10.1	-
439	Cistus purpureus Orchid Rockrose	
77.	Copresma kirkii Creeping Coprosma	1
7E-1-7923	Coprosma repens	5
100	Dietes 'Iridoides' Butterfly Iris	1
17 244	Eleganus pungens	5
100 miles	Hernerocallis Hybrids Daytily	1
1.5	Hypericum mosenanum	5
	Iris Bearded HybridsBearded Ins	1
26 the 32 "	Limonum perezii Statice	1
0.210	Lonicera japonica 'Halfiana'	1
18 J. 18 T.	Myrtus communis 'Compacta True Myrtle	5
40.00	Phormium tenax New Zealand Rax	5
242 7	Pittosporum tenurfolium	5
300	Pritosporum tobira "Vanegata" , Variegated Pittosporum	5
103372	Punica granetum 'Nana'	5
1.3	Rosmannus officinalis 'Prostratus' Rosemery	1
2 2	Tetrapanax papyrifera Rice Paper Plant	5
4.7	Vince major	1
್ಷ್ವಿಚಿತ್ರಕ್ಕ	Westringra rosmeriniformis	5

#### NEW LANDSCAPING COVERS 48.285 SQ. FT.





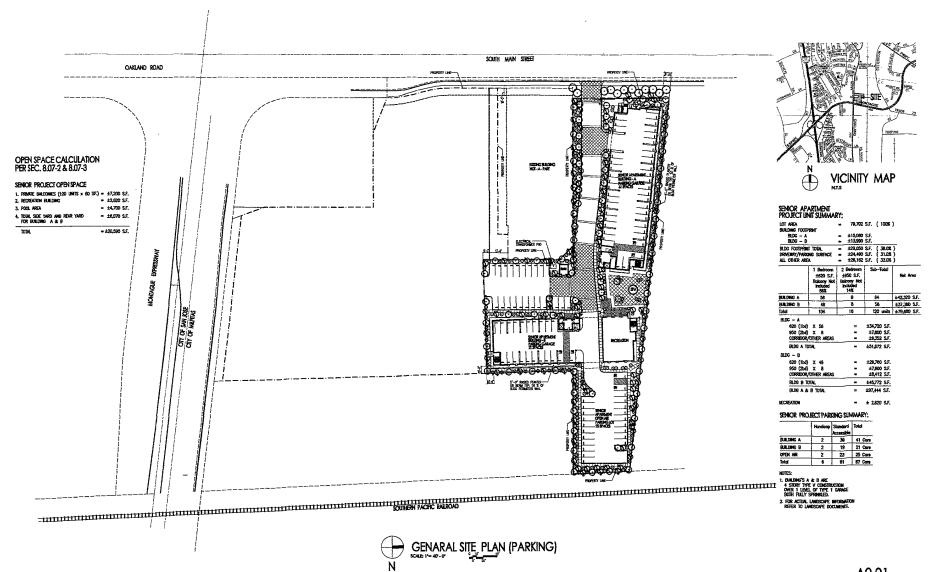
6' MASONRY WALL

April 27, 2004



DEERING DESIGN
SITE PLANNING
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Prov. Cad 50 file
plans (2003) 754-255
plans (2003)

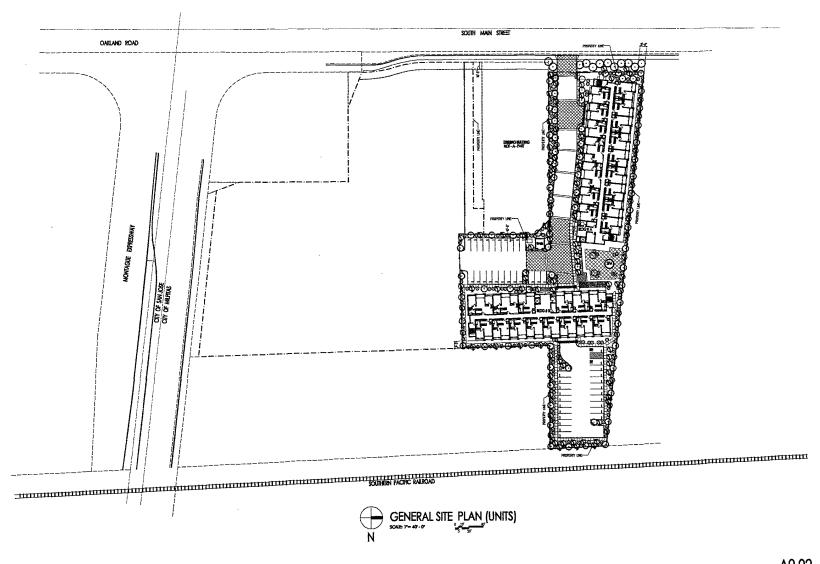




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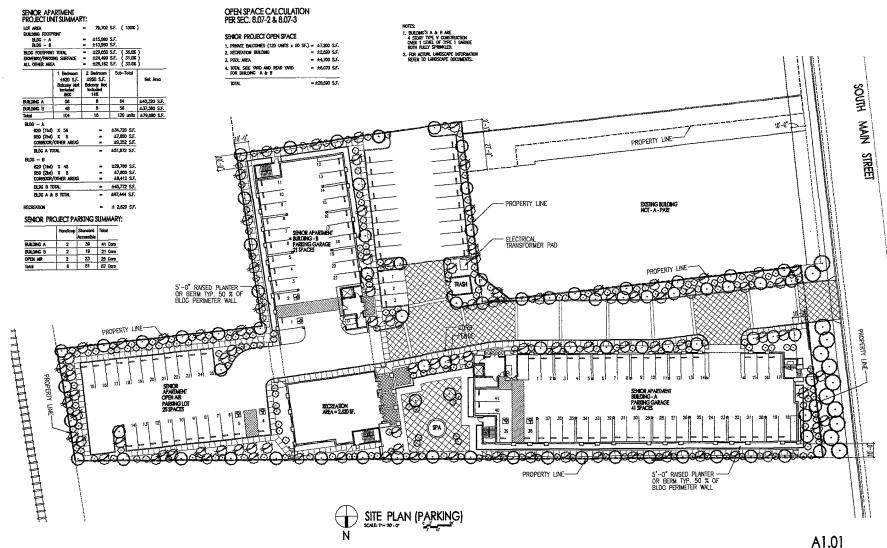
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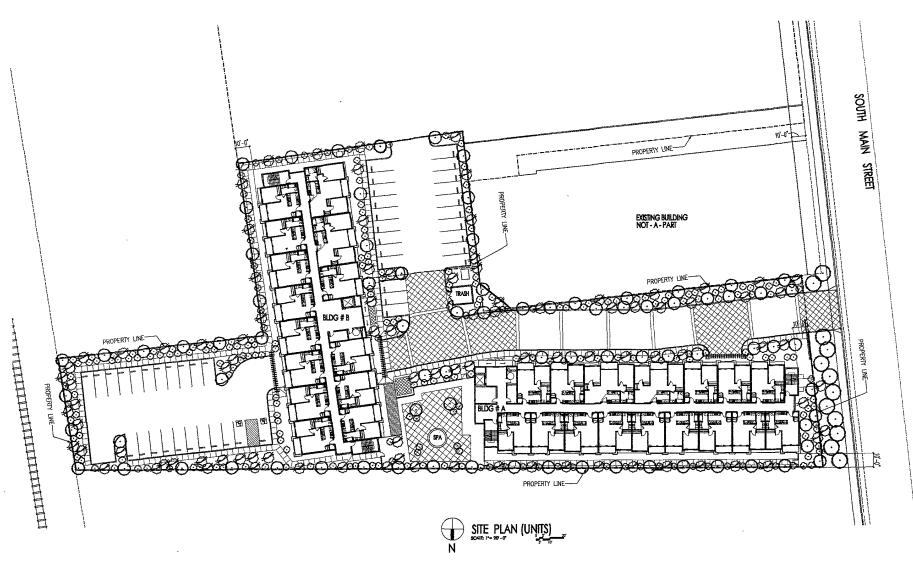


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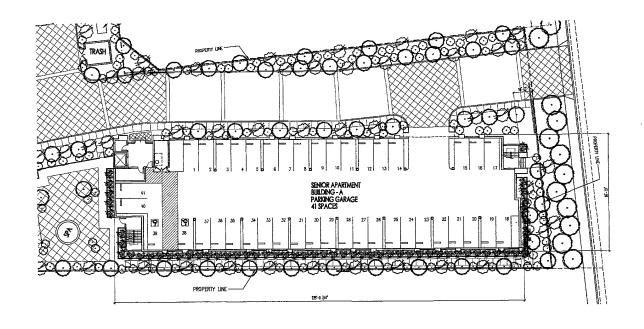




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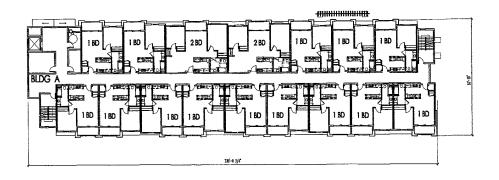
















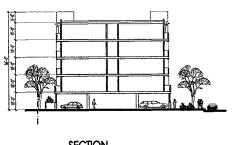








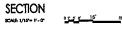
NORTH ELEVATION







SOUTH ELEVATION



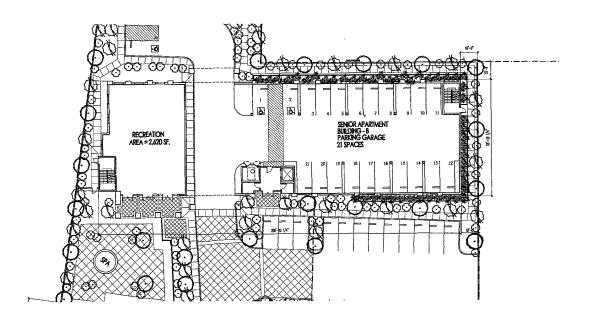


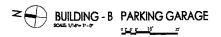
BUILDING - A



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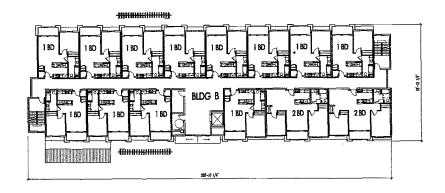


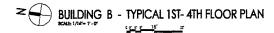




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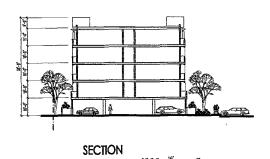
















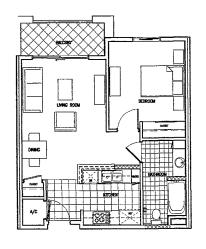
SOUTH ELEVATION

WEST ELEVATION

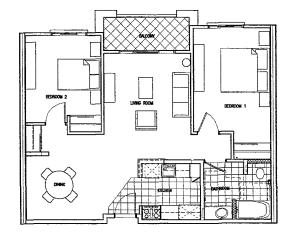


BUILDING - B

BB-A3.01



UNIT A - 1 BEDROOM AREA = ± 620 S.F.



UNIT B - 2 BEDROOM AREA = ± 950 S.F.

TYPICAL UNIT PLANS





